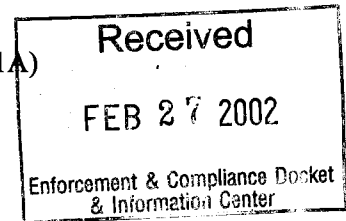


February 27, 2002

United States Environmental Protection Agency  
Enforcement and Compliance Docket and Information Center (Mail Code 2201A)  
Attn: Docket Number EC-2000-007  
1200 Pennsylvania Avenue, NW  
Washington, DC 20460



Via email [doCKET.oeca@epa.gov](mailto:doCKET.oeca@epa.gov)

Representing the nearly 800,000 members of the NATIONAL ASSOCIATION OF REALTORS® and its affiliate, the Institute of Real Estate Management, we are writing in response to the Proposed Rule on the Establishment of Electronic Reporting and Electronic Record Keeping Requirements. The NATIONAL ASSOCIATION OF REALTORS® is comprised of real estate professionals involved in all aspects of the real estate industry, including the owners and managers of multifamily rental and commercial property. The Institute of Real Estate Management® is comprised of over 9,000 property management professionals who manage over 24% of the nation's privately owned residential apartment properties, 44% of the nation's office buildings, and 10% of the nation's retail space.

We congratulate EPA for moving forward with a proposal to permit electronic record-keeping to satisfy requirements under EPA's regulations. Like you, our members are eager to streamline their record keeping system, and thank EPA for this opportunity. Our members conduct disclosure and record keeping with respect to EPA's regulations under the Residential Lead-Based Paint Hazard Reduction Act (40 U.S.C. 4851 et seq; Title X), including Section 1018 of Title X (40 CFR 745) and Section 406(b) of the Toxic Substances Control Act (40 CFR 745). We believe the *Electronic Signatures in Global and National Commerce Act* encourages electronic means of disclosure and record keeping, as envisioned by our members.

However, we are unclear as to how this Proposed Rule relates to the type of disclosure and record-keeping requirements required by the lead-based paint regulations. It appears that this rule was written more for those entities that have direct technical EPA reporting and record keeping needs, rather than direct consumer-based requirements. We believe that the *Electronic Signatures in Global and National Commerce Act*, provides for electronic consumer disclosures as required of our industry by EPA. Therefore, we request that EPA provide additional clarification on the means by which our industry may conduct electronic transactions and keep electronic records with respect to the lead paint disclosure regulations enumerated above.

Again, we thank EPA for moving forward with permitting the use of electronic commerce to comply with their regulations, but urge further clarification of how this relates to the lead-paint disclosure requirements. Thank you for the opportunity to comment on this Proposed Rule, and we look forward to working with you on streamlining paperwork requirements and facilitating electronic commerce with respect to EPA regulations. For additional information, please contact Megan Booth at 202 383 1222 or Russell Riggs at 202 383 1259.

Sincerely,

A handwritten signature in black ink, appearing to read "Martin Edwards". The signature is fluid and cursive, with a long, sweeping underline.

Martin Edwards